

IN RE: PETITION FOR SPECIAL HEARING
W/S Old Milford Mill Road,
136' SW of the c/l Colby Road
(4204 & 4214 Old Milford Mill Rd.)
3rd Election District
2nd Councilmanic District
Milford Manor Partnership
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-318-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing filed by the owners of the subject property, Milford Manor Partnership, by Gary Raffel, Vice President of Milford Manor Enterprises, Inc., a General Partner. The Petitioners request approval of an extension of time in which to utilize the special exception granted in prior Case No. 91-237-SPHXA, pursuant to Section 502.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1.

Appearing and testifying on behalf of the Petitioners were Gary Raffel, Vice President of Milford Manor Enterprises, Inc., and Judith Rabb. The Petitioners were represented by Charles B. Heyman, Esquire. Appearing as a Protestant in the matter was Mark Sapp on behalf of himself as an adjoining property owner, and the Colonial Village Neighborhood Association, of which he is Vice President.

Testimony indicated that the subject property, known as 4204 and 4214 Old Milford Mill Road, consists of 4.75 acres, split-zoned D.R. 16 and D.R. 5.5 and is the site of an assisted living facility known as the Milford Manor Nursing Home. This property was the subject of prior Case Nos. 5095-X and 68-125-A in which a special exception and variances for the existing nursing home and assisted living facility were granted.

Thereafter, in Case No. 91-237-SPHXA, a special hearing, special exception and variances were granted by the then Deputy Zoning Commissioner, Ann M. Nastarowicz, to permit the expansion of the existing nursing home, subject to restrictions, on May 29, 1991. The special hearing relief granted in that case was subsequently appealed to the County Board of Appeals, who upheld Commissioner Nastarowicz's Order, with minor modifications, on April 9, 1992. Pursuant to Section 502.1 of the B.C.Z.R., the Petitioners had two (2) years from the date of the Order issued on May 29, 1991 in which to utilize the special exception relief granted. The Petitioners now come before this Deputy Zoning Commissioner seeking a five (5) year extension of time in which to utilize the special exception relief granted on May 29, 1991, pursuant to Section 502.3 of the B.C.Z.R. The Petitioners cited the appeal and bank financing difficulties as the reasons behind their delay in pursuing this matter.

Mark Sapp, Vice President of the Colonial Village Neighborhood Association, and adjoining property owner, testified in opposition to the relief requested. Mr. Sapp testified that it was his opinion that a long extension would create more of a disruption to the surrounding community and that the Petitioners should be granted a one-year extension only.

In response to the concerns raised by Mr. Sapp, Mr. Heyman proffered that initial renovations will be to the interior of the existing structure and that as a result, there would be no disruption to the neighboring community. Mr. Heyman further proffered that the interior renovations are anticipated to take approximately seven months to complete, and that it would probably be another eighteen months before the exterior work could begin. Mr. Heyman proffered that once construction of the exterior

improvements began, the Petitioners will pursue completion of this project with diligence.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of May, 1993 that the Petitioners shall have until May 29, 1996 in order to utilize the special exception granted in Case No. 91-237-SPHXA, and as such, the Petition for Special Hearing requesting approval of an extension of time in which to utilize the special exception granted in prior Case No. 91-237-SPHXA, pursuant to Section 502.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Upon commencement of the exterior improvements to the subject site, the Petitioners shall pursue their completion with due diligence.

3) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 5/4/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 5/4/93
By [Signature]

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____ Pursuant to Sec. 502.3, an extension of time for the utilization _____ of the Special Exception granted in Case # 91-237 SPHXA

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

CHARLES B. HEYMAN

(Type or Print Name)

Signature *Charles B. Heyman*

Sun Life Bldg., - 10th Floor

20 South Charles Street

Baltimore, Maryland 21201

City and State

Attorney's Telephone No.: (410) 539-6967

Legal Owner(s):

MILFORD MANOR PARTNERSHIP

(Type or Print Name)

Signature *Gary Raffel*

Signature Gary Raffel, Vice-President of

MILFORD MANOR ENTERPRISES, INC., General Partner

of Milford Manor Partnership

(Type or Print Name)

Signature

5750 Executive Dr., Suite 200

Baltimore, Maryland 21228 (410)-747-5700

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

No REVIEW
3-18-93 WCR

Zoning Commissioner of Baltimore County.

S.C.O.-No. 1

(over)

ROSENFELT & WOOLFOLK

INCORPORATED
civil engineers • site designers • land planners
water quality and stormwater management consultants

MILFORD MANOR ZONING DESCRIPTION FOR OVERALL SITE INCLUDING SINGLE FAMILY
DWELLING, NURSING HOME, AND ASSISTED LIVING HOME USE DIVISION AREAS

AREA OF DESCRIPTION 4.75 AC.

Beginning at a point on the north side of Old Milford Mill Road which is 34 feet wide at the approximate distance of 136 feet southwest of the centerline of Colby Road which is 30 feet wide thus following courses and distances:

1. S 59° 23' 09" W-15 ft;
2. S 40° 33' 41" E-20.26 ft;
3. S 59° 23' 09" W-304.01 ft;
4. N 39° 47' 51" W-20.26 ft;
5. S 59° 23' 09" W-95.76 ft;
6. N 31° 54' 34" W-427.69 ft;
7. N 56° 29' 26" E-32.5 ft;
8. N 40° 12' 09" W-126.97 ft;
9. N 56° 02' 09" E-364.10 ft;
10. S 36° 57' 51" E-133.58 ft;
11. S 57° 11' 09" W-34.67 ft;
12. S 40° 33' 41" E-452.37 ft;

to the place of beginning as recorded in deeds 6184/721 and 7755/494 (3 parcels). Containing 4.75 acres of land more or less.

Also known as 4204 and 4214 Old Milford Mill Road and located in the Third Election District of Baltimore County, Maryland.



F:\Jobs\200-224\214\21401doc.12

Suite Eight Owings Mills Professional Center 10706 Reisterstown Road Owings Mills, MD 21117
Telephone: (301) 356-4600

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting 4/16/93
Posted for: Special Hearing
Petitioner: Milford Manor Partnership
Location of property: W/S Old Milford Mill Rd. (4204 & 4214) 136' S of Colby Rd.
Location of Sign: Facing Roadway on Property to be heard at Zoning Hearing
Remarks: _____
Posted by: [Signature] Date of return: 4/16/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 4/11, 1993
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/1, 1993.

THE JEFFERSONIAN,

S. Zeke Orlean
Publisher

\$ 72.63

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

May 4, 1993

(410) 887-4386

Charles B. Heyman, Esquire
Sun Life Building, 10th Floor
20 S. Charles Street
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL HEARING
W/S Old Milford Mill Road, 136' SW of the c/l of Colby Road
(4204 and 4214 Old Milford Mill Road)
3rd Election District - 2nd Councilmanic District
Milford Manor Partnership - Petitioners
Case No. 93-318-SPH
Dear Mr. Heyman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Mark Sapp
4207 Old Milford Mill Road, Baltimore, Md. 21208

People's Counsel

file

93-318 receipt

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date: 3/22/93

HS-30032

Public Hearing Fee: \$250.00

Price: \$250.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 188431

DATE: 4-26-93 ACCOUNT: R001-6150

AMOUNT: \$ 72.63

RECEIVED: Milford Manor

FOR: DBO P.A. 93-318 (4/28 hearing)

VALIDATION ON SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

DATE: 4/13/93

Milford Manor Partnership
5750 Executive Drive, Suite 200
Baltimore, Maryland 21228

RE: CASE NUMBER: 93-318-SPH (Item 324)
N/S Old Milford Mill Road, 136' SW c/l Colby Road
4204 and 4214 Old Milford Mill Road
"Milford Manor"
3rd Election District - 2nd Councilmanic
Petitioner(s): Milford Manor Partnership
HEARING: WEDNESDAY, APRIL 28, 1993 at 2:30 p.m. in Rm. 118, Courthouse.

Dear Petitioner(s):

Please be advised that \$72.63 is due for advertising and posting of the above captioned property and hearing data.

THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Forward your check for the above fee via return mail to the Zoning Office, (ZADM), County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Please write the case number and hearing date on the check and make same payable to Baltimore County, Maryland. To avoid delay of the Zoning Commissioner's Order in your case, immediate attention to this matter is suggested.

Arnold Jablon
DIRECTOR

cc: Charles B. Heyman, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

MARCH 25, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-318-SPH (Item 324)
N/S Old Milford Mill Road, 136' SW c/l Colby Road
4204 and 4214 Old Milford Mill Road
"Milford Manor"
3rd Election District - 2nd Councilmanic
Petitioner(s): Milford Manor Partnership
HEARING: WEDNESDAY, APRIL 28, 1993 at 2:30 p.m. in Rm. 118, Courthouse.

Special Hearing to approve an extension of time for the utilization of the special exception granted in case #91-237-SPH2A.

Arnold Jablon
Director

cc: Milford Manor Partnership
Charles B. Heyman, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

April 20, 1993

Charles B. Heyman, Esquire
Sun Life Building 10th Floor
20 South Charles Street
Baltimore, MD 21201

RE: Case No. 93-318-SPH, Item No. 324
Petitioner: Milford Manor Partnership
Petition for Special Hearing

Dear Mr. Heyman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on March 18, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: Robert W. Bowling, Senior Engineer
Development Plan Review

RE: Zoning Advisory Committee Meeting
for April 5, 1993
Item No. 324

The Development Plan Review Division has reviewed the subject zoning item. The proposed maneuvering pad, while not being ideal in size, appears to be marginally adequate. We wish to point out that having an adequately-sized maneuvering pad would minimize the time that trucks spend there and therefore, would minimize the disturbance to the adjacent residents.

RWB:DAK:s

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-26-93

Re: Baltimore County
Item No.: +324 (WCR)

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 545-5451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: April 1, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item No. 308, 314, 317, 322 and 324.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Cary L. Kerns

PK/JL:lw

308.ZAC/ZAC1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF RECREATION & PARKS

Zoning Advisory Committee Comments
relating to agenda of 3/29/93

The Department of Recreation and Parks submits a reply of "NO COMMENT" for the following item numbers:
* 314, * 315, * 316, * 317, * 319, * 320, * 321, * 322, * 324

There are no other items on the agenda aside from the above.

Patrick J. McDougall
Master Plan Coordinator

324

5095-X

68-125-A

OFFICE OF THE
CLERK OF THE
THE BALTIMORE COUNTY
COURT
100 CALVERT STREET
BALTIMORE, MARYLAND 21202

Case No. 1 Maryland Avenue
BALTIMORE, MARYLAND 21202

CHANDLER

RECEIVED
JAN 14 1968

THIS IS TO CERTIFY That the within instrument was duly
filed for record in the Office of the Clerk of the Baltimore County
Court, this 14th day of January, 1968.

W. J. HARRIS, Clerk of the Court

THE BALTIMORE COUNTY
COURT
100 CALVERT STREET
BALTIMORE, MARYLAND 21202

[illegible][illegible][illegible][illegible][illegible]

DEPARTMENT OF AGRICULTURE
 UNITED STATES GOVERNMENT
 Bureau of Entomology and Plant Quarantine
 Washington, D. C. 20250
 16-50801-1
 1964 O-354-101
 16-50801-1
 1964 O-354-101

[illegible]

[illegible]

1. The property was sold to the City of Los Angeles in 1980 pursuant to the terms of the Best Bidder Chapter 15.6.

2. Special meetings will be held pursuant to the City of Los Angeles Charter, Chapter 15.6, and the City of Los Angeles Municipal Code, Chapter 15.6, to consider and adopt the annual budget, the annual operating plan, the annual capital plan, and the annual financial plan for the City of Los Angeles, and to consider and adopt the annual financial plan for the City of Los Angeles, and to consider and adopt the annual financial plan for the City of Los Angeles.

3. The City of Los Angeles is hereby authorized to enter into a contract with the City of Los Angeles for the purchase of the property, and to enter into a contract with the City of Los Angeles for the purchase of the property, and to enter into a contract with the City of Los Angeles for the purchase of the property.

4. The City of Los Angeles is hereby authorized to enter into a contract with the City of Los Angeles for the purchase of the property, and to enter into a contract with the City of Los Angeles for the purchase of the property, and to enter into a contract with the City of Los Angeles for the purchase of the property.

5. The City of Los Angeles is hereby authorized to enter into a contract with the City of Los Angeles for the purchase of the property, and to enter into a contract with the City of Los Angeles for the purchase of the property, and to enter into a contract with the City of Los Angeles for the purchase of the property.

6. The City of Los Angeles is hereby authorized to enter into a contract with the City of Los Angeles for the purchase of the property, and to enter into a contract with the City of Los Angeles for the purchase of the property, and to enter into a contract with the City of Los Angeles for the purchase of the property.

7. The City of Los Angeles is hereby authorized to enter into a contract with the City of Los Angeles for the purchase of the property, and to enter into a contract with the City of Los Angeles for the purchase of the property, and to enter into a contract with the City of Los Angeles for the purchase of the property.

8. The City of Los Angeles is hereby authorized to enter into a contract with the City of Los Angeles for the purchase of the property, and to enter into a contract with the City of Los Angeles for the purchase of the property, and to enter into a contract with the City of Los Angeles for the purchase of the property.

9. The City of Los Angeles is hereby authorized to enter into a contract with the City of Los Angeles for the purchase of the property, and to enter into a contract with the City of Los Angeles for the purchase of the property, and to enter into a contract with the City of Los Angeles for the purchase of the property.

10. The City of Los Angeles is hereby authorized to enter into a contract with the City of Los Angeles for the purchase of the property, and to enter into a contract with the City of Los Angeles for the purchase of the property, and to enter into a contract with the City of Los Angeles for the purchase of the property.

[illegible][illegible]

1. Cleaning and spraying will be limited to the area for fire reduction, including grass management, and building exteriors.

2. Fire extinguishers shall be arranged and available to combine all draft lines on the site and to prevent fire from spreading to adjacent structures. Fire extinguishers shall be available for use by the fire department and the fire insurance adjuster.

3. A rough the Ballistics County Soil Survey (show part of the site as required) the Almond Soil Series (it has been determined that the site is not suitable for agriculture) shall be altered and that wetlands are delimited (shown on the map). A map of the site shall be submitted to the County Engineer for review and approval.

4. Site Plan and Site Map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site map and the site plan and site map shall be submitted to the County Engineer for review and approval of the site plan and site <

4. OUTSIDE IMPROVEMENTS:

a. Average daily traffic 135 bays. 3.3 AADT/bay = 445.5 AAD APT

b. Not valid dedication for a feet ultimate right of way for Old Millard Road as shown as required by Baltimore Department of Public Safety.

c. A survey for public storage of vehicles on improvements along Old Millard Road has been approved by Baltimore County Department of Public Safety. 1,700'. Existing Right-of-way improvements to Old Millard Road recently completed.

d. Proposed development is not within acreage path.

e. The property is not within a historic district.

SIGNAGE NOTES:

- A All signs will conform to the applicable sections of the Baltimore County Zoning Regulations.
- B Signs will not be illuminated.
- C Lettering for signs will not exceed 20 sq. ft. per side.

ADDITIONAL NOTES:

- A. Existing SF residence on the property to be used for residential purposes only.
- B. All deliveries and trash removal using the service driveway will be limited to 8:00 AM to 5:00 PM, Monday through Friday.
- C. Maximum length of truck/trailer combination using the service driveway is to be 35

Additional Zoning History

A. Case No. 91-237-SPHX: The Deputy Zoning Commissioner granted the Petition for Special Exception, Special Hearing and Variances, as specified in Notes 6C, 6D and 6E.

B. On April 4, 1992, the Board of Appeals upheld the Special Hearing with additional conditions that the trash compactor be replaced at a location closer than the lot line to the outside boundary of the adjoining residence that the compactors be well screened and that the service drive may be extended to accommodate the additional screening. Exhibit 1, which is not closer than the lot line than the actual location of the trash compactor.

12-9/11/90/ C:\ACR\DATA\00000001.D

[illegible][illegible][illegible]

143 ASSISTED LIVING UNIT DENSITY PERMITTED
15 ADD DENSITY PROPOSED
16 ADD DENSITY REMAINING (See Note 5)

THIS ZONING PLAT REFLECTS RESTRICTIONS NO. 5 AND NO. 8 AND IS
SUBMITTED TO MEET RESTRICTION NO. 11. CASE NO. 91-237 SPHXA
BALTIMORE COUNTY BOARD OF APPEALS